

\$850,000 - 642079 Range Road 231, Rural Athabasca County

MLS® #A2252161

\$850,000

3 Bedroom, 2.00 Bathroom, 1,250 sqft
Residential on 317.00 Acres

NONE, Rural Athabasca County, Alberta

Discover peace, solitude, and breathtaking views with this RARE opportunity to own 317 acres overlooking the stunning Tawatinaw Valley. This inviting home offers 3 bedrooms (2 on the main level), and 2 bathrooms (1 on each floor), making it ideal for family living. The basement features a spacious family room, third bedroom, 3-piece bathroom, cold storage, and a large laundry room. Step outside to the expansive deck with panoramic valley views, perfect for enjoying the serenity of your surroundings. The property includes a 36x40 shop with concrete floors and power. You will find cutlines and trails, ravines, timber, and rolling topography that showcase the natural beauty of the land. Approximately 100 acres on the SW quarter and 30 acres on the NW quarter are cleared, plus approximately 80+ acres of pasture with the balance in trees. Additional features include a new drilled well (2021), older well for garden watering, well that is used to fill stock tank and even a couple pioneer houses on site. Situated at the end of a dead-end road, you'll enjoy unmatched privacy with no traffic—truly a once-in-a-lifetime opportunity.

Built in 1979

Essential Information

MLS® # A2252161



Price	\$850,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,250
Acres	317.00
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

Community Information

Address	642079 Range Road 231
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T9S 2B2

Amenities

Parking	Double Garage Detached
# of Garages	3

Interior

Interior Features	Storage
Appliances	Gas Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Lawn, Many Trees, Pasture, Treed, Farm, Secluded
Roof	Metal

Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 28th, 2025
Days on Market	10
Zoning	A

Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
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